

MEMORANDUM

TO: Historic Preservation Board
FROM: Merrillyn C. Rathbun, Fort Lauderdale Historical Society
SUBJECT: Agenda for April 1, 2013
DATE:

1.

Case	9H13	FMSF #	BD00176
Applicant	City of Fort Lauderdale/Nova Southeastern University		
Owner	City of Fort Lauderdale		
Address	701 S. Andrews Avenue		
General Location	Southwestern corner of SW 7 th Street and S. Andrews Avenue		
Legal Description	LOTS 1, 2 and 3 BLK 60 Town of Fort Lauderdale according to plat thereof recorded in Plat Book B, Page 40 of the Public Records of Miami-Dade County, Florida. Less the East 15 Feet of LOT 1 BLK 60 and Less the North 15 Feet of LOTS 1,2 and 3 BLK 60.		
Existing Use	unoccupied		
Proposed Use	Art school		
Applicable ULDR Sections	Sec. 47-24.11.C.3.c.i; Sec. 47-24.11.C.3.c.ii; Sec. 47-24.11.C.3.c.i.		
Request(s)	<ol style="list-style-type: none">Certificate of Appropriateness for New Construction<ul style="list-style-type: none">Two stand alone buildings 3850 SF to house art studiosNew parking lot.Certificate of Appropriateness for Alteration<ul style="list-style-type: none">Enclose openings in 1st and 2nd floor loggias, opening on the SW elevation of the historic school building, with butt jointed clear glass.Install new decorative fenceNew signageNew drop off shelter		

Property Background:

South Side School, located in Florence C. Hardy Park, a part of the City of Fort Lauderdale Parks System, is a 1923 public school building, which was locally designated an historic resource in 1996. The school building, which was designed by architect John M. Peterman, was named to the National Register of Historic Places on July 19, 2006. The school building was purchased, from the Broward County School Board, by the city in 2004. NOVA Southeastern University/ Museum of Art is to operate a studio art school in the rehabilitated historic school building

Description of Proposed Site Plan:

The co-applicants are proposing to build two one story stand alone buildings to house art studios at the rear of the historic South Side School. The new buildings will be arranged about a common outdoor space and will be linked to the historic building by an open sided and glass roofed walkway with concrete support columns. The co-applicants also request a COA to build a new parking lot, with an art walk, along SW 7th Street in front of the existing park tennis courts, which is not part of the designated site. The new parking lot will replace some existing practice courts. For security reasons the applicants wish to enclose openings, with clear glass, on the first and second floor corridors on the southwestern elevation of the historic building, and to build a fence on portions of the site and install new signage.

The new studios will house the ceramics, woodworking and sculpture departments of the art school. As all of these disciplines involve the use of heavy equipment and materials, to limit any possible damage to the historic school building, the applicants have appropriately chosen to house the studios in stand-alone buildings rather than in an attached addition. The new buildings are subordinate in height to the school building and are placed at some distance behind it. The proposed covered open walkway leads from the common open space in front of the studios to the school where it connects a new glass canopy over the

entrance on the southwest facing elevation of the resource; this is the only physical attachment between the old and new buildings.

From The Secretary of the Interior...

New Additions to Historic Buildings

RECOMMENDED...

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

From the City of Fort Lauderdale: Historic Preservation Design Guidelines-New Construction & Additions.

Principles for New Construction. Building Form and Massing.

It is Generally Appropriate to...

- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the block of the proposed building

Strictly speaking the South Side School is not a true Pueblo Revival style building; however, Architect John Peterman did use some modified Pueblo Revival elements in his design, such as the flat roof and parapet and raised parapet single merlons and corners. The applicants have referenced the roof form and parapet corners and merlons of the historic resource in the design for their buildings. The proposed buildings will have smooth stucco clad walls and similar color to that of the old school. But, the design of the new buildings is discreetly contemporary in nature; windows are large, modern metal framed and distinguish the new construction from the historic.

The height of the two new buildings is 17 feet. There are three, highly visible, metal structures on the roofs of the buildings, which increase the height of the buildings to 21 and 22 feet. The addition of these structures to the buildings negates the appropriate strategy of limiting the height of the buildings in relation to the historic school's 29 foot height. The central roof structure has a steel frame with horizontal bars and is covered with a canopy. This structure may have some sort of function, such as hiding equipment; if this is the case then the applicant should specify the function. If the structures have no function they should not be there.

From the City of Fort Lauderdale: Historic Preservation Design Guidelines-New Construction & Additions.

ROOFTOP ADDITIONS

...Factors considered in the review of rooftop additions include:

- The significance of the building or site
- The location of the building and site;
- The height of the existing building, the proposed addition and surrounding buildings;
- The visibility of the proposed addition; and
- The architectural treatment of the proposed addition and its compatibility with the existing building—it should not be obtrusive or detract from the architecture of the existing building or the surrounding local Historic District, streetscape or adjacent buildings.

The applicants are requesting a COA for a new fence; the design for the fence, which is similar to the historic fence located on the west side of the park along SW 7th Street, consists of squared concrete pillars, 7 feet in height; the metal picket and rail infill, placed in 15 foot intervals between the concrete pillars, is 6 feet high. The historic school building is sited catty corner at the northeast corner of the lot; the front yard of the school is a triangular lawn and according to the applicants' narrative it will not be fenced; this will leave the façade of the resource visibly un-obstructed, as is recommended by *The Secretary of the Interior*.... The applicants propose to attach the new fence to the north elevation of the school building a little distance from the front corner of the building. On the southeast elevation the fence connection is near the back corner of the building. It would be helpful to have specific detail of the connection of the fence to the building.

On SW 7th Street, there is a large driveway leading to the new parking lot and loading area for the school. To the right of the driveway entrance is a 4 foot high and 7 foot wide monument sign, which is raised on a concrete base. The sign will have smooth stucco cladding and will be colored to match the school building; the sign is lit by an up-light placed at the base of the sign. The applicants have not specified the text for the sign.

From the City of Fort Lauderdale: Historic Preservation Design Guidelines—Commercial Properties

SIGN AND AWNING GUIDE

- Innovative signage that identifies the business complements the style of the building and is appropriately scaled for its location.
- Sign design that reflects the architectural characteristics with materials that are consistent with the historic character of the building
- Light styles that are consistent with the character of the historic building including location, orientation and brightness

The applicants' propose to build a drop off shelter, on the designated site, next to the loading area in the new parking lot. This structure will consist of two side walls, stucco clad, and 9 feet 6 inches in height, which will support a steel beam and a standing seam roof. The structure will be 11 feet 4 inches in width and will shelter two concrete benches.

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i	Consultant Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i>	CONSULTANT RESPONSE There is only a minimal physical connection between the new work and the historic resource (i.e. the proposed walkway and the rear entrance on the southwest facing elevation of the school). The new drop off shelter will have no impact on the school building
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	CONSULTANT RESPONSE The new construction is subordinate in size to the historic resource which mitigates any adverse effect that the new buildings might have. on the historic resource.
c) <i>The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;</i>	CONSULTANT RESPONSE There is no adverse effect on the historic structure.
d) <i>Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;</i>	CONSULTANT RESPONSE n/a

e) <i>Whether the plans may be reasonably carried out by the applicant;</i>	CONSULTANT RESPONSE n/a
f) <i>Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."</i>	CONSULTANT RESPONSE See below. The applicants' project meets these criteria.

From the United States Secretary of the Interior's Standards for Rehabilitating Historic Buildings

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structure..

Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met."

ULDR Section 47-24.11.C.3.c.ii	Consultant Response
a) <i>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;</i>	CONSULTANT RESPONSE Rather than accommodating the new use in the old building the applicants decided to build new to accommodate the sculpture, ceramics and woodworking studios, and their heavy equipment . This will limit any potential damage to the historic resource.
b) <i>The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i>	CONSULTANT RESPONSE The project meets this criterion.
c) <i>All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;</i>	CONSULTANT RESPONSE The project meets this criterion
d) <i>Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;</i>	CONSULTANT RESPONSE n/a
e) <i>Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;</i>	CONSULTANT RESPONSE The project meets this requirement. Closing the openings in the corridors will have minimal effect on the historic building

f) <i>Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;</i>	CONSULTANT RESPONSE n/a
g) <i>The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and</i>	CONSULTANT RESPONSE n/a
h) <i>Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</i>	CONSULTANT RESPONSE This criterion has been met.

Request No. 3 - COA for New Construction:

ULDR Section 47-24.11.C.3.c.iii	Consultant Response
a) <i>The height of the proposed building shall be visually compatible with adjacent buildings.</i>	CONSULTANT RESPONSE The applicants have followed the Secretary of the Interior's recommendation to make the height of the related new construction subordinate to that of the historic resource.
b) <i>The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The applicants project meets this criterion
c) <i>The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related.</i>	CONSULTANT RESPONSE The windows of the related new construction are notably larger than that of the historic school; however this serves to identify the new buildings as not historic.
d) <i>The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The applicants project meets this criterion
e) <i>The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The applicants project meets this criterion
f) <i>The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.</i>	CONSULTANT RESPONSE The applicants project meets this criterion
g) <i>The roof and shape of a building shall be visually compatible with the buildings to which it is visually related.</i>	CONSULTANT RESPONSE The applicants project meets this criterion
h) <i>Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures</i>	CONSULTANT RESPONSE The applicants project meets this criterion

<i>along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.</i>	
i) <i>The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The applicants project meets this criterion
j) <i>A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.</i>	CONSULTANT RESPONSE The applicants project meets this criterion

Summary Conclusion:

The applicants propose to build two new studio buildings, which will be properly sited in relation to the historic school building and which are of a contemporary design that is compatible with the resource. Before the Board can approve the application, the applicant's must address the issue of the functionality of the proposed rooftop structures.

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

1. Approve the application as presented; or
2. Approve the application with modification; or
3. Deny the application.